

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 7, 2005

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	30-DR-2005 AG Medical Plaza		
LOCATION	3310 N Scottsdale Road, northwest corner of Scottsdale Road and Angus Drive		
REQUEST	Request approval of site plan and elevations for construction of a 3-story medical office facility and underground parking.		
OWNER	G & G Development Companies 480-570-0244	ENGINEER	N/A
ARCHITECT/ DESIGNER	P/ D Architects 480-970-8747	APPLICANT/ COORDINATOR	Kent Dounay P/ D Architects 480-970-8747
BACKGROUND	<p>Zoning.</p> <p>The site is located at the northwest corner of Scottsdale Road and Angus Drive and is zoned C-3 (Highway Comm.) District where retail, offices and medical offices are permitted. The site is situated outside of the Downtown District/ Overlay.</p> <p>Context.</p> <p>The site is located southwest corner of Scottsdale Road and Angus Drive.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Red Lobster and Olive Garden Restaurants with C-3 zoning.• South: Angus Drive and the US Egg Restaurant with C-3 (Highway Comm.) District zoning.• East: Scottsdale Road and a hotel toward the east with C-3 DO zoning.• West: N. 71st Street and apartments and single-family homes with R-5 and R1-7 zoning. <p>Applicant's Request.</p> <p>The request is for approval of a new medical office building with a large pedestrian plaza situated along the site's Scottsdale Road frontage. The site was originally part of the Red Lobster and Olive Garden Restaurant property and contains a shared access with the restaurants along the site's north sides. Access to the property is from 2 locations along Angus Drive, a local commercial street bordering the south side of the site. The eastern driveway is primarily for patient drop-off at the main entry area at the southwest side of the building. The noted existing shared driveway with the restaurants to the north of the site provides access onto Scottsdale Rd. (Major Arterial, 65 ft. half Street) situated toward the east.</p>		
APPLICANT'S PROPOSAL			

The three-story building is designed in a modern office style with scored, three tone reddish tan, brown EIFS finished walls, with reddish brown Canterra stone tile wainscot/ base and parapet roof. Regularly spaced, deep set (27 inch) blue-gray Low-E windows are provided on each side and floor level of the building. Larger continuous glass (including some spandrel glass) areas are provided on the east (front) and west sides of the building, which are also shaded with similar recesses. The front of the building contains a radial wall that is adjacent to the front pedestrian plaza area, while the rear of the building contains a column supported, 32 foot long cantilevered third floor with radial wall that extends over the patient drop-off and underground parking ramp. A single level, entry feature is located at the main entrance.

The 80-foot deep pedestrian plaza along the front of the building contains colored and sandblasted pavers and integrally colored concrete bands, with raised planters / seat walls, and 5-foot diameter, concrete accent pots. The landscape palette includes Palo Verde and Evergreen Elm trees and Bougainvillea, Red Bird of Paradise, Red Yucca, Agave, Sage, Deer Grass, Ruella, Lantana and other plant materials. No turf is provided on the site. Pedestrian sidewalks surround the building and connect with the parking lot and with adjoining streets and restaurants.

Development Information:

- Existing Use: Undeveloped lot with one small building to be demolished
- Proposed Use: Medical office building with surface and underground parking
- Parcel Size: 1.77 acres (77,220 square feet)
- Building Floor Area: 38,221 square feet
- Building Height Allowed/Proposed: 36 feet allowed/ 36 feet proposed (39 feet to top of mechanical screening, 42 feet to top of elevator bulkhead, containing less than 50% of the area of the roof)
- Parking Required/Provided: 171 spaces required/ 182 provided including 82 underground spaces
- Open Space Required/Provided: 15,136 square feet required/ 23,066 square feet provided. An approximate 80 by 120 foot (9,600 square foot) pedestrian plaza is located at the front of the building, adjacent to Scottsdale Road.
- FAR: 0.495
- Number of Units/ Density: N/A
- Total Square Footage: Parking garage is 27,711 square feet, first floor is 12,714, second floor is 11,447 and third floor is 14,060 with total building area (excluding parking garage) equaling 38,221 square feet.

DISCUSSION

The site is situated along Scottsdale Road, just south of the Downtown area. Development of the site will provide additional medical office space for the area. The modern style of the building is suitable for the area and reasonably compatible with adjoining restaurant, retail and offices uses. The pedestrian plaza will provide a large street side open space amenity area with canopy trees, patterned pavement and seat walls on raised planters. It will help to provide for further pedestrian usage along Scottsdale Road from the Downtown area. The overall site design, parking and circulation appear suitable for the area.

KEY ISSUES	<ul style="list-style-type: none"> • The 3-story building provides both surface and underground parking to allow for more intensive use of the property. • The style and design of the building is appropriate for the area. • The front pedestrian plaza provides an amenity space for the site. • The applicant has notified property owners within 300 feet of the site and no objections have been received.
OTHER BOARDS AND COMMISSIONS	<ul style="list-style-type: none"> • Case 58-ZN-64 rezoned a larger site including this property from R1-7 (Res.) to R-3, R-5 and C-3 (Highway Commercial) Dist. in 1964.
STAFF RECOMMENDATION	Staff recommends approval, subject to the attached stipulations.
STAFF CONTACT(S)	Al Ward Senior Planner Phone: 480-312-7067 E-mail: award@ScottsdaleAZ.gov
APPROVED BY	<hr/> Al Ward Report Author <hr/> Lusia Galav, AICP Development Planning Manager Phone: 480-312-2506 E-mail: lgalav@scottsdaleAZ.gov
ATTACHMENTS	<ol style="list-style-type: none"> 1. Applicant's Narrative 2. Context Aerial 2A. Aerial Close-Up 3. Zoning Map 4. Site Plan 5. Landscape Plan 6. Elevations A. Fire Ordinance Requirements B. Stipulations/Zoning Ordinance Requirements

P/D ARCHITECTS

7579 East Main Street Suite 700 • Scottsdale, AZ 85251 • Office: 480.970.8747 Fax: 602.926.2405

3300 SCOTTSDALE MEDICAL PLAZA

PROJECT NARRATIVE / DESIGN STATEMENT

SITE ANALYSIS

The proposed 39,000 SF medical office building has been designed for a vacant site at the northwest corner of Scottsdale Road and Angus Drive in Downtown Scottsdale. Other commercial uses have been constructed near the proposed development, including the Red Lobster immediately to the north, the U.S. Egg Restaurant to the south, Marriott Courtyard Hotel to the east, and the Baptist Church to the west. The property currently enjoys C-3 zoning and has been designed in accordance with the development standards and guidelines and no variance issues will be necessary to develop and construct the Project as proposed. Previously, and under the purview of the city's planning department, modifications to the site have taken place to satisfy the purchase contract stipulations. This included parking improvements/expansion issues, recording of cross-use and development easements and the finalization of the purchase of the property. Additionally, and extremely critical to the quality of this development, was the acquisition of a very small, but integral parcel of land at the northwest corner of Scottsdale and Angus. The subject property has been an issue (negative impact) parcel of land for several years, but as a stand-alone property could never be improved or developed beyond its existing condition or operational status. However, the developers of the proposed medical plaza purchased the property to consolidate the property with the existing vacant site to provide not only additional property, but to raze the existing building and offer an overwhelming presentation to the proposed development. The significant by-product to this property acquisition is the beneficial effect on the neighborhood and even the entire city. Overhead power lines, out-of-date street lights, a mish-mash of landscape materials and other long standing out-of-character building issues will disappear as the proposed medical building develops. The tear down of the existing building on the corner will make way for a spacious landscaped plaza on the east side of the new medical building. With the exception of the existing undeveloped building pad area, the balance of the site will, for the most, remain intact. Minor modifications will occur on the south side of the existing parking lot to improve the efficiency and satisfy drainage issues, but the bulk of activity will take place immediately to the south of the existing Red Lobster site.

CIRCULATION

As shown on the proposed development site plan, access to this property will be achieved through the use of two existing drives. The driveway on Angus Drive will be the primary entry point to the building and site. This will provide immediate surface and underground parking access while also offering patient drop-off to the building entrance on the west side of the building. Although an abundance of parking exists on this property shared with the two restaurants, it is a purchase stipulated condition for development that the proposed medical building (or whatever could be developed) must stand alone pursuant to satisfying the parking requirements. As such, the building will have 94 surface parking spaces and 82 underground parking spaces. Common access easements for access have been recorded for the benefit of all property owners and will allow all of the current developed street curb cuts, on-site driveways, and existing parking to be used in their entirety. Although the hours of operation between the restaurants and the medical offices do not completely mirror one another, the high volume patient activity in the morning and afternoon will insure ample parking while the lunch and evening high volume of the restaurants will take advantage of the medical building parking spaces not being used.

Pedestrian access to this property may not be as critical an issue as another site in a more compact development area within the downtown area. The Project has, however, provided several points of safe and convenient pedestrian access to surrounding uses and public transportation. Being located immediately adjacent to Angus Drive, two walkways have been located from the building to the sidewalk along the north side of the street. This will allow pedestrian traffic access to Scottsdale Road, 71st Street, and other neighborhood uses. As previously stated, a very large pedestrian-oriented plaza has been designed at the east side of the proposed building for the use and benefit of anyone who desires to enjoy the area. Although the design and orientation of the building does not demand or require any access to this plaza, the plaza will still offer a valuable link to pedestrian mobility and interaction in the area.

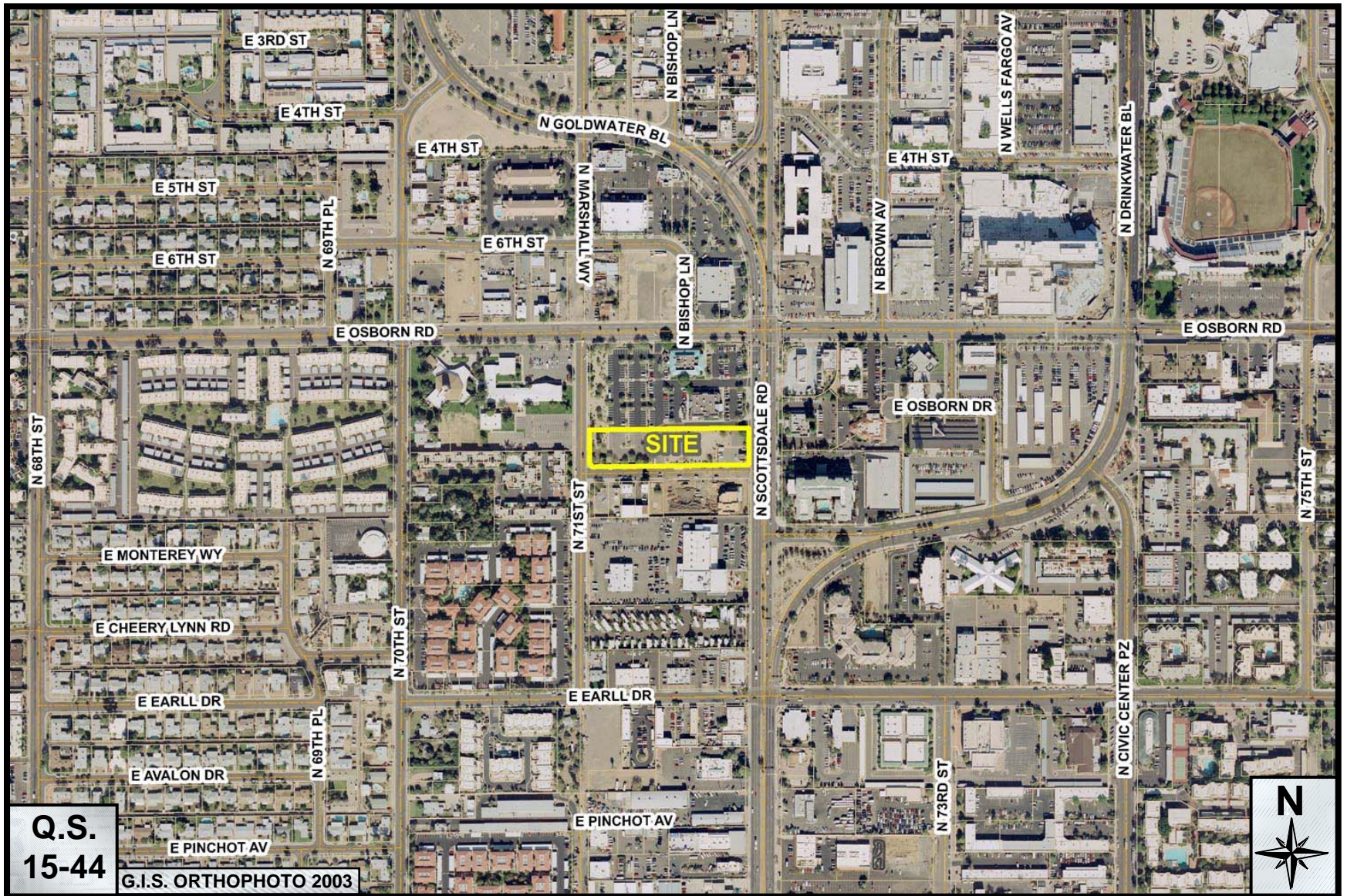
BUILDING DESIGN

Unlike the philosophy underlying the design of many structures, this Project has been influenced primarily by existing site conditions coupled with development conditions imposed by the land seller (the owner of the Red Lobster and Olive Garden Restaurants). One of the most restrictive covenants states that any building / structure to be constructed on the vacant site cannot be located any closer to Scottsdale Road than the existing Red Lobster building. As such, the proposed Medical Building maintains a setback of 85 feet from Scottsdale Road. Surface parking in this area wasn't practical for several reasons; hence, the evolution of the pedestrian plaza which has been designed over the underground parking structure. Additionally, the existing parking located on the west side of site had to remain as well as the drives located on the west and north boundaries of the building pad. With all of that being stated, to achieve the maximum use of the property dictated the underground parking garage. The floor plates and 36 foot building height evolved to produce the foot print as identified. The third level of the structure has been designed to project beyond the lower floors to create a covered portico for patient drop-off at the building entrance. In addition to providing additional floor area to the building, the projection will offer a great deal of shade to the entry lobby and atrium and overall exterior wall plane articulation. The exterior elevations on the north and south are designed in a similar manner and provide a generous amount of window fenestration while still providing

a two foot plus recessed element from the face of the wall. Although the window elements are repetitive, the length of the walls is not severe and the translation of the building side elevations is enhanced by the diverse elevations offered at the east and west ends of the structure. A three foot high band of rough cut stone will wrap the building on all sides and provide a strong architectural base for the medium sand finish stucco wall finish above. The window glazing will have a color to complement the green/gray colors of the building and will be constructed of dual pane low E glass panels with a very modest amount of reflectivity. Two different window frame elements will be used as identified on the building elevations and will have a factory finished green color finish. The field color of the building can be described as a medium sea foam green color with an accent color in a darker hue. Overall, the colors will offer a pleasant and warm presentation complemented and enhanced by the palette of landscape materials at the exterior of the building.

LANDSCAPING - SITE DETAILS

Unlike most landscape design assignments, this Project was a challenge created by the underground parking structure located below the 8,000 SF pedestrian plaza on the east side of the building. Issues relevant to heat, plant bedding size, irrigation, root survival, and wind moved to the forefront of concern and problem solving. Accordingly, the landscape architect has responded to this challenge and achieved success with the plan as presented. The planting palette provides an excellent variety of landscape material which will offer color, texture, and visual interest. The design focuses on the interplay between the building elevations, hardscape surfaces, and the presentation and scale of the pedestrian plaza. The designer has been sensitive to plant irrigation and its critical impact with the underground garage.



AG Medical Plaza

30-DR-2005

ATTACHMENT #2



Q.S.
15-44

G.I.S. ORTHOPHOTO 2003

AG Medical Plaza

30-DR-2005

ATTACHMENT #2A



THESE DRAWINGS ARE NOT TO BE CONSIDERED VALID UNLESS ALL FEES ARE PAID AND DATED

SUBMITTED TO CITY	DATE
ISSUED FOR BIDDING	
CITY APPROVAL	
ISSUED FOR CONSTRUCTION	

PROJECT NO. _____

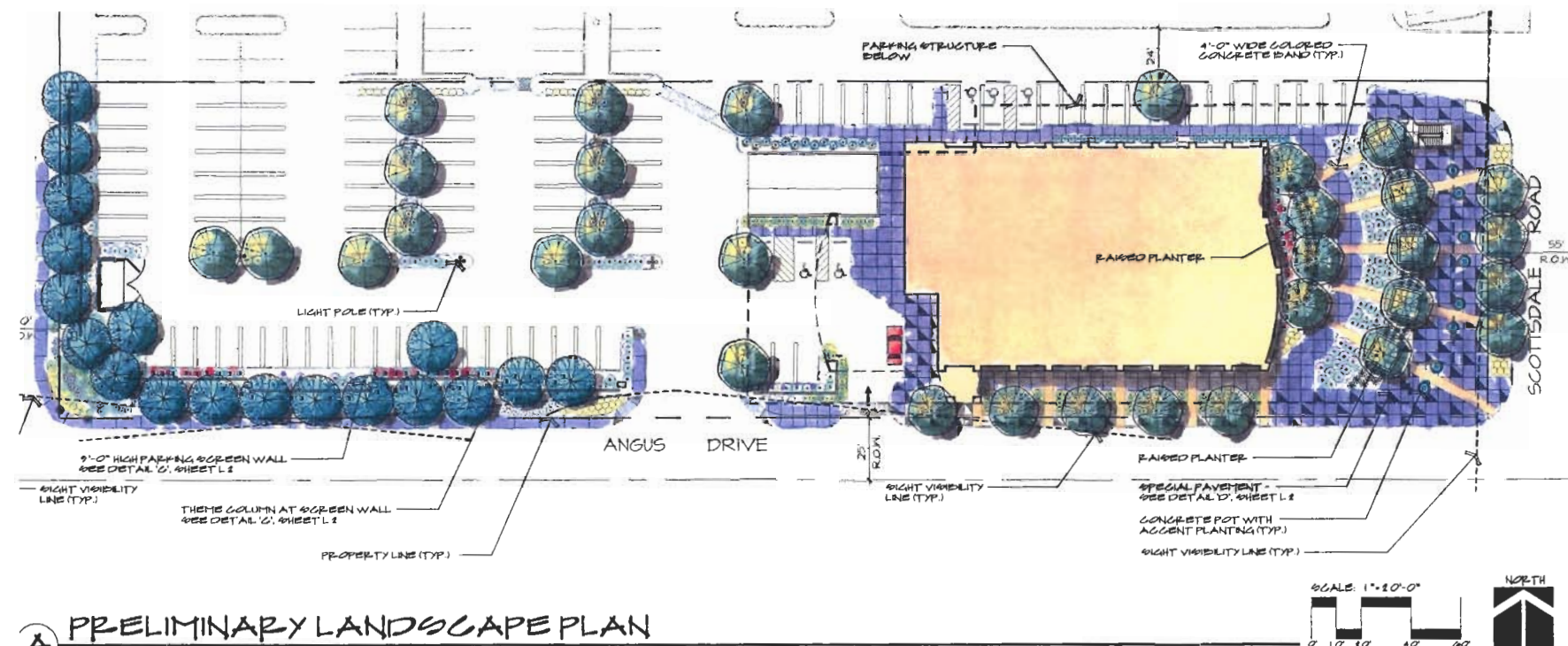
PROJECT NAME _____

DRAWN BY _____

CHECKED BY _____

NO. REVISION _____

DATE _____



PRELIMINARY LANDSCAPE PLAN

PLAN VIEW

PLANT LEGEND

[illegible]

ATTACHMENT #5

SPECIAL NOTES:

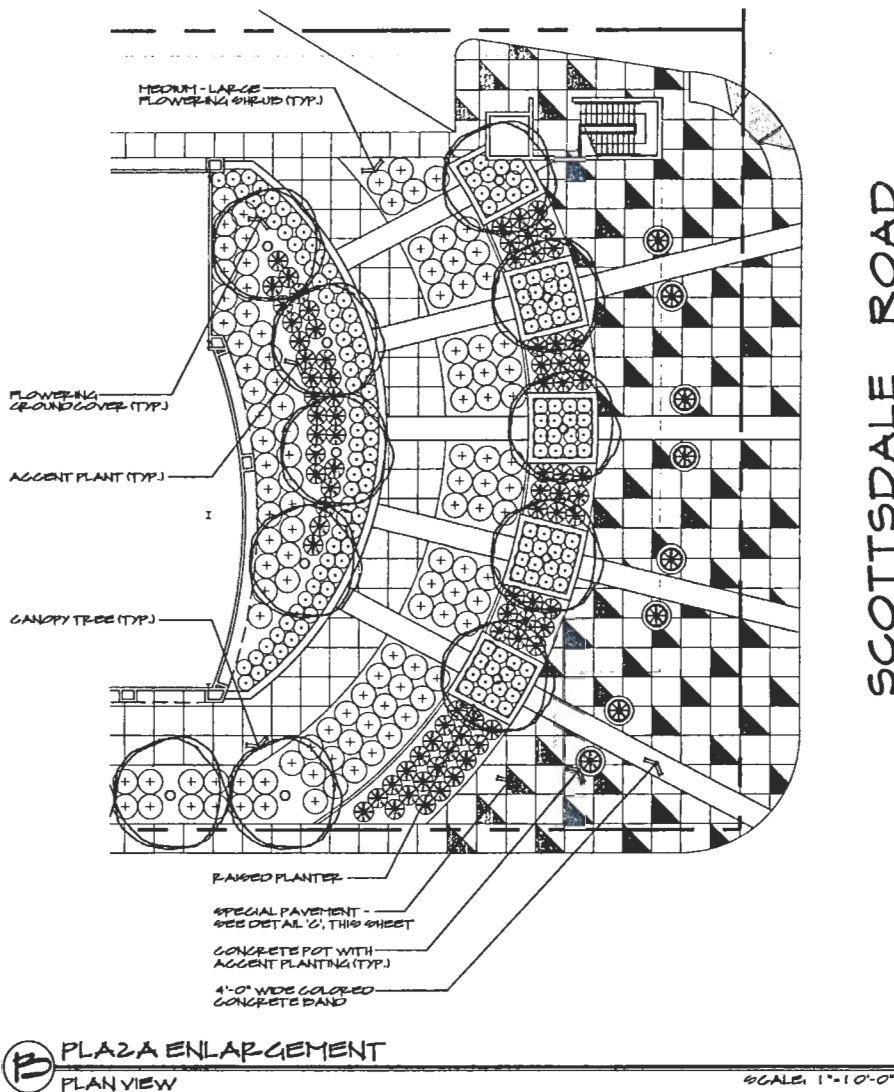
1. THERE IS NO SALVAGED PLANT MATERIAL ON THIS SITE
2. THERE ARE NO PUBLIC UTILITY EASEMENTS ON THIS SITE



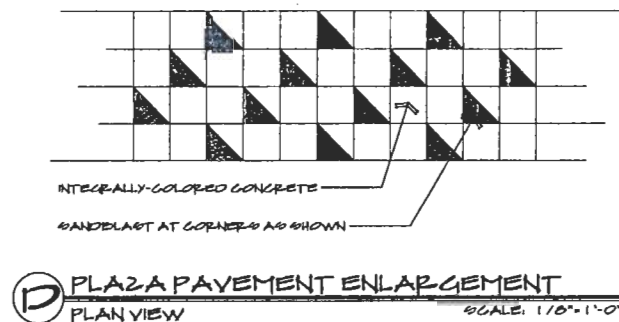
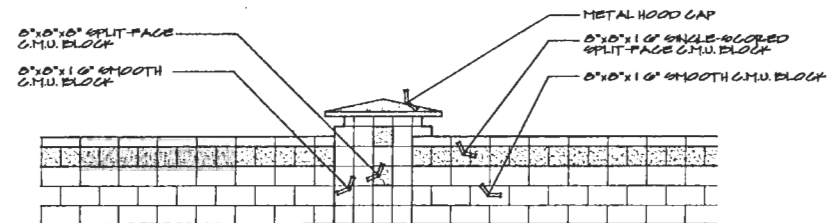
30-DR-05 6/20/25



McGough Group



SCOTTSDALE ROAD



30-DR-2005
04/14/05



AG Medical Plaza

30-DR-2005
REV: 5/16/2005

Scottsdale, AZ

AG Medical Plaza
3310 N. Scottsdale Road.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <hr style="width: 10%; margin-left: 0;"/> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> A. KNOX BOX <input type="checkbox"/> B. PADLOCK <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input checked="" type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16") TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE. <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|--|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt. Haz SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☐ **G.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: AG Medical Plaza Case 30-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by p/d architects with a staff receipt date of 6/20/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by p/d architects with a staff receipt date of 6/20/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by p/d architects with a staff receipt date of 6/20/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Service entrance sections shall be internal.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Dooley wall fencing shall not be allowed.
8. All walls shall have an EIFS and/or stone tile finish with the color and finish matching the building.
9. Coated, tinted, or metallized glazing, if used, shall have a maximum reflectivity of outdoor visible light that does not exceed 17%.
10. Spandrel panels, if used, shall have an external appearance matching vision glazing.
11. The architectural material, color, and finish of the raised planters along Scottsdale Road shall return to the DRB for a study session, and shall be subject to a staff approval consistent with DRB input.

Ordinance

- A. Determination of building height shall be based on the lowest finished floor tied to the 1988 North American Vertical Datum (LF88). The applicant shall demonstrate compliance with building height requirements at the time of final plans submittal.

SITE DESIGN:**DRB Stipulations**

12. A direct pedestrian connection shall be provided from Scottsdale Road, through the center of the plaza, and to the middle of the building's east elevation.
13. The front pedestrian area shall return to the DRB for a study session with a specified hardscape color and finish, after which, the treatment shall be subject to a staff approval consistent with DRB feedback.

Ordinance

- B. Van accessible handicapped spaces shall be revised to meet the universal design standards, having an 11-foot width, and a 5-foot wide access aisle. A single van space in a module shall have the access aisle on the right side.
- C. Unless garage spaces are designated employee only, a proportional share of the handicapped parking must be provided in the garage.
- D. Where parking exists between a building and the street, a minimum 35-foot setback from the property line to the front of the parking space must be provided. This setback may be reduced to 20 feet if a 3-4 foot tall screen wall is provided.
- E. Where parking overhang is used to satisfy stall depth requirements, the minimum landscaped area between back of curb and any obstruction such as a screen wall shall be 3.5 feet.

LANDSCAPE DESIGN:**DRB Stipulations**

14. Shrubs, ground covers, and succulents within a site visibility triangle shall be solely selected from species that have a maximum regional growth habit not exceeding 2 feet. Site visibility triangles shall be applied at the intersection of all public streets abutting the site and the intersection of site driveways with public streets. Site visibility triangles shall be as defined by the most recent draft of the City of Scottsdale Design Standards and Policies Manual existing at the time of hearing on this application.

Ordinance

15. Box size for mature trees shall be adequate to meet industry standards (Arizona Nursery Association) for the required caliper size. If the necessary box size is not listed or available, specimens shall be purchased meeting the minimum caliper requirement.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

16. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
17. The individual luminaire lamp shall not exceed 250 watts.
18. The maximum height from finished grade to the bottom of any exterior luminaire shall not exceed 20 feet.
19. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
20. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.

- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 21. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- F. The applicant shall revise the site plan to demonstrate compliance with the Zoning Ordinance requirements for the number and location of bicycle parking spaces.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 22. No exterior vending or display shall be allowed.
- 23. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 24. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- G. At the time of review, the applicable zoning case for the subject site was: 44-ZN-1965.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

25. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by p/d architects with a staff receipt date of 6/20/2005.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

26. The developer shall provide a drainage report for this development. The post development drainage plan shall be to drain the entire site to the existing storm drain on Scottsdale Road via an underground pipe system, not surface drainage. It is permissible to eliminate the above ground retention basin in the southwest corner of the site.
27. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
28. Basin Configuration:
- a. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - b. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - c. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- (1) Off-site runoff must enter and exit the site as it did historically.
 - (2) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- H. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- I. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- J. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**DRB Stipulations**

29. The developer shall design and construct one new driveway onto Angus in general conformance with Standard Detail #2256 for CL-1.
30. Coordinate Scottsdale Road landscape/streetscape with city's project. Prior to submitting the first plan submittal to the city, the developer shall contact Dawn Coomer in the City of Scottsdale Transportation department.
31. Eliminate 3 parking spaces along northeast portion of site to eliminate conflict with vehicles entering from Scottsdale Road.
32. Install directional pedestrian ramps for the new driveway on Angus Drive.
33. Need to make sure that good sight distance is available for motorists exiting from the parking garage ramp. Show sight distance triangles on the construction plans.

Ordinance

- K. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

TRAFFIC SIGNALS:**INTERNAL CIRCULATION:****DRB Stipulations**

34. The developer shall provide a minimum parking-aisle width of 24 feet.
35. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- L. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.
 - a.
36. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
37. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road and on Angus Drive except at the approved driveway locations.
38. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

REFUSE:**DRB Stipulations**

39. The developer shall construct two refuse enclosures. The enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.
40. Refuse enclosure is far from building – should be moved closer.
41. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- M. Underground vault-type containers are not allowed.
- N. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- O. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

42. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

43. Basis of Design Report (Water):
- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- P. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 44. On-site sanitary sewer shall be privately owned and maintained.
- 45. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- Q. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

- 46. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- R. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]